

This document prepared by
(and after recording return to):

Name:	Hugh H. Armistead)
Firm/Company:	Title Assurance & Escrow, Inc.)
Address:	8121 Walnut Run)
Address 2:	Suite #200)
City, State, Zip:	Cordova, TN 38018)
Phone:	901/737-3332)

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, I/We **Hulbert Howell, Jr., single**, hereinafter referred to as "Grantor(s)", does/do hereby sell, convey, and warrant unto **Robert James, a married man**, hereinafter "Grantee(s)", the following lands and property, together with all improvements located thereon, lying in the County of **DeSoto**, State of Mississippi, to-wit:

Land situated in DeSoto County, Mississippi:

Lot 127, Section B, Southern Trace II Subdivision, Section 28, Township 1 South, Range 7 West, DeSoto County, Mississippi, as shown on Plat of record in Plat Book 63, Page 33, in the Chancery Court Clerk's Office of DeSoto County, Mississippi, to which Plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Hulbert Howell, Jr., an unmarried person, at Warranty Deed dated 06/27/2000, in Deed Book 377, Page 84 in the Chancery Court Clerk's Office of DeSoto County, Mississippi.

Tax Parcel Number: 1078281000012700
Property Address: 2479 Heather Ridge, Southaven, MS 38671

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor.

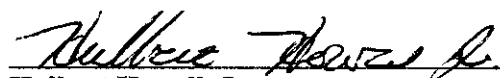
SUBJECT to subdivision and zoning regulations in effect in the City of **Southaven**, County of **DeSoto**, Mississippi; to rights of ways and easements for public roads and public utilities shown or not shown on the public records; to building, zoning, subdivision and health department regulations set forth with the recorded plat of said subdivision as well as any amendments thereto, and to any prior conveyance or reservation of minerals of every kind and character, that is in, on, or under subject property.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' assigns forever, with all appurtenances thereunto belonging.

Taxes for tax year 2007 shall be ☒ prorated between Grantor and Grantees as of the date selected by Grantor and Grantees, or ☐ paid by Grantees, or ☐ paid by Grantor.

The property herein conveyed ☐ is not a part of the homestead of Grantor, or ☒ is part of the homestead of Grantor.

WITNESS Grantor(s) hand(s) **13th day of June, 2007**

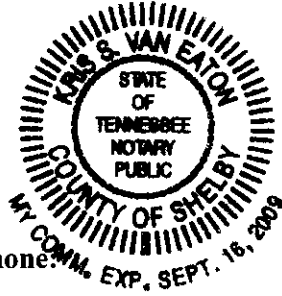

Hulbert Howell, Jr.

*Title Assur.
per*

STATE OF TENNESSEE

COUNTY OF SHELBY

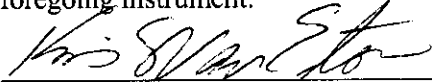
Personally appeared before me, the undersigned authority in and for said county and state, on **13th day of June, 2007** within my jurisdiction, the within named **Hulbert Howell, Jr.** who acknowledged that (he/she/they) executed the above and foregoing instrument.



My Commission Expires:

Grantor(s) Name, Address, phone:

Hulbert Howell, Jr.
 1259 Vinton Avenue
 Memphis, TN 38104
 HOME: N/A
 WORK: (901)650-1225


 Notary Public
 Printed Name: KRIS S VAN EATON

Grantee(s) Name, Address, phone:

Robert James
 100 Arbor Lon
 Oakland, TN 38020
 HOME: (901)465-2538
 WORK: (901)757-7765

SEND TAX STATEMENTS TO GRANTEE
PARCEL ID # 1078281000012700